



# Flathead County Planning & Zoning

1035 1<sup>st</sup> Ave W, Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210

RECEIVED

DEC 19 2012

FLATHEAD COUNTY  
PLANNING & ZONING OFFICE

## **MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION**

*Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.*

**FEE ATTACHED \$ 5440.00**

**SUBDIVISION NAME:** Rosewater Subdivision

**OWNER(S) OF RECORD:**

(406) 250-4482

Name: Score Management, LLC, Attn: Bill Tanner Phone: (949) 533-4817

Mailing Address: 688 Echo Lake Road

City, State, Zip: Bigfork, MT 59911

Email: \_\_\_\_\_

**APPLICANT (IF DIFFERENT THAN ABOVE):**

Name: Same Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_

**TECHNICAL/PROFESSIONAL PARTICIPANTS:**

Name: Sands Surveying, Inc., Attn: Eric Mulcahy Phone: (406) 755-6481

Mailing Address: 2 Village Loop

City, State, Zip: Kalispell, MT 59901

Email: eric@sandssurveying.com

Name: TAT, Inc. dba. Carver Engineering, Inc Phone: (406) 257-6202

Mailing Address: 1995 3<sup>rd</sup> Avenue East

City, State, Zip: Kalispell, MT 59901

Email: chappie@carvereng.com

**LEGAL DESCRIPTION OF PROPERTY:**

Street Address 1535 Rose Crossing

City/State & Zip Kalispell, MT 59901

Assessor's Tract No.(s) 1, 1A, and 9A Lot No.(s) N/A

Section 20 Township 29N Range 21W

**GENERAL DESCRIPTION/TYPE OF SUBDIVISION:** \_\_\_\_\_

The applicant is proposing a 58 lot subdivision (46 single family lots and 12 townhouse lots) clustered around a large recreational water feature and incorporating significant common area into the design. The project is proposed in two Phases (See Phasing Plan).

Number of Lots or Rental Spaces 58 Total Acreage in Subdivision 154.023 ac  
Total Acreage in Lots 46.829 acres Minimum Size of Lots or Spaces 0.174 ac  
Total Acreage in Streets or Roads 15.941 Maximum Size of Lots or Spaces 1.790  
Total Acreage in Parks, Open Spaces and/or Common Areas 91.24 ac (includes ponds)

**PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:**

Single Family X (46) Townhouse X (12) Mobile Home Park \_\_\_\_\_  
Duplex \_\_\_\_\_ Apartment \_\_\_\_\_ Recreational Vehicle Park \_\_\_\_\_  
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Planned Unit Development X  
Condominium \_\_\_\_\_ Multi-Family \_\_\_\_\_ Other \_\_\_\_\_

**APPLICABLE ZONING DESIGNATION & DISTRICT:** The property is zoned SAG-5 and the applicant is requesting a PUD that accompanies the subdivision application.

**IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS?** The property is located within three miles of the Kalispell City limits but is not located or mapped within its Utility Service Area.

**ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS:** \$600,000.00

**IMPROVEMENTS TO BE PROVIDED:**

**Roads:** \_\_\_\_\_ Gravel X Paved \_\_\_\_\_ Curb \_\_\_\_\_ Gutter \_\_\_\_\_ Sidewalks \_\_\_\_\_ Alleys \_\_\_\_\_ Other \_\_\_\_\_

\* **Water System:** \_\_\_\_\_ Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User X Public

\* **Sewer System:** \_\_\_\_\_ Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User X Public

**Other Utilities:** X Cable TV X Telephone X Electric X Gas \_\_\_\_\_ Other \_\_\_\_\_

**Solid Waste:** \_\_\_\_\_ Home Pick Up \_\_\_\_\_ Central Storage X Contract Hauler \_\_\_\_\_ Owner Haul

**Mail Delivery:** X Central \_\_\_\_\_ Individual \_\_\_\_\_ School District: Kalispell SD#5

**Fire Protection:** X Hydrants \_\_\_\_\_ Tanker Recharge \_\_\_\_\_ Fire District: West Valley

**Drainage System:** On-site

\* **Individual** (one user)

**Shared** (two user)

**Multiple user** (3-9 connections or less the 25 people served at least 60 days of the year)

**Public** (more than 10 connections or 25 or more people served at least 60 days of the year)

**PROPOSED EROSION/SEDIMENTATION CONTROL:** BMP's as needed

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**VARIANCES: ARE ANY VARIANCES REQUESTED?** No (yes/no)  
(If yes, please complete the information on page 3)

**SECTION OF REGULATIONS CREATING HARDSHIP:** N/A

**PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED**

**BELOW:** *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.  

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2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.  

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3. The variance will not cause a substantial increase in public costs, now or in the future.  

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4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.  

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5. The variance is consistent with the surrounding community character of the area.  

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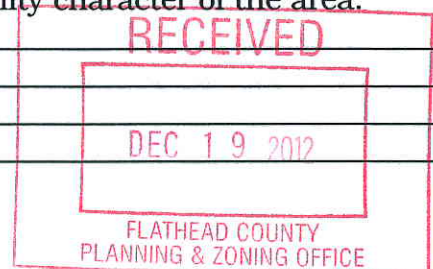
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**APPLICATION CONTENTS:**

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see attached form*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

*This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:*  
**Flathead County Planning & Zoning Office 1035 First Avenue West**  
**Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

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I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

\_\_\_\_\_  
Applicant Signature

10/29/12  
\_\_\_\_\_  
Date

SAVIE  
\_\_\_\_\_  
Owner(s) Signature (all owners must sign)

\_\_\_\_\_  
Date

OCT 31 2012

### **Directions to Rosewater Property**

The property is located off Rose Crossing approximately ¼ mile west of Whitefish Stage. From Kalispell take Highway 93 North to East Reserve. Take East Reserve to Whitefish Stage. Head north on Whitefish Stage to Rose Crossing. A quarter mile east on Rose Crossing and the first driveway past Pine Grove Lane on the north side of the road.